

## **NY36.79: Approving this application is cancelling 120-units of Social Housing.**

In brief, the Applicant's 30.5m frontage is too narrow to accommodate his proposed apartment building and he is proposing to shift it to encroach close-up to the east property-line. This Applicant is on-the-one-hand conveniently "denying" the convention of planning of affording a setback to ensure adequate view-areas for his apartments AND on-the-other-hand he is "relying" upon another convention of planning that apartment buildings have adequate separations. By this means of logic the Applicant proceeds to conclude to his own advantage that therefore no development can occur thereafter on the adjacent property, the Toronto Public Library, a public asset. In this fashion the Applicant presumes to usurp the TPL air-rights to his own purpose so as to situate 4-units per floor a mere 1.2 m from the property-line - reliant upon the TPL to accommodate their necessary view-area. In simple: the Applicant is asking City Council for permission to build at the very same time as he is robbing the City of 120-units of Social Housing, a finesse!

It is basic to planning that one property owner not inadvertently extinguish the development rights of another. In this case the adjacent Toronto Public Library, which the Applicant presumes to be "fair for the picking". If the Library were not a benign public agency but rather a robust property owner - say another developer - the Applicant's presumption to encroach and usurp would be aggressively challenged and rebutted. Instead the Library's development potential has been obfuscated, treated as if it were an invisible elephant.

I have raised the question to Planning on a number of occasions regarding the preclusion of development on the Library's property arising from this application and specifically with respect to developing Social Housing. I have never received a reply to my question from Planning. I raised it again just before the NYCC meeting, without reply again. Councillor Stintz has though amplified my query asking as a Motion that Planning report back to this City Council meeting on the matter of the 120-units of Social Housing that I have raised; and in turn I have followed up with a letter to Planning, lest there be any confusion about this.

So I ask that City Council consider the fundamental issues underlying their decision today:

- Stewardship managing the best interests of the City's Public Assets,
- Fiscal Management in a matter of equity where one property owner diminishes another's value,
- Good Planning being exercised comprehensively, forthrightly and responsibly,
- Intensification where enabling both to develop delivers more intensification than when one development's approval extinguishes the capability of the other to develop.
- And, City Council applying its diligence to unlock Social Housing.

The Library's property is the "sweet spot" for unlocking Social Housing in the Yonge Eglinton locality, it is:

- currently under-built for its locality in the current planning framework with only 3.6-times density,
- Public Assets such as this are presumed the best opportunities for unlocking Social Housing,
- the Library recognizes this very-same portion of its site as premium for intensification,
- the existence of the Stanley Knowles Co-op demonstrates the site's suitability for Social Housing,
- the Yonge Eglinton locality is rich in accessible services and facilities,
- the property's spatial dynamics are supportive of a development of this nature, in this position,
- it's a straight forward expansion opportunity for the Stanley Knowles Co-op,
- furthermore, Stanley Knowles Co-op will soon to be in a position to afford expansion,
- and finally, situating 120-units of Social Housing here represents a doable win-win-win proposition,

Regardless of how else Council may deal with this item today - it is imperative that it resolve the abutting development issues that arise from the Applicant's encroachment upon the property-line. The most straight forward and effective means being to pass this motion:

**That the Staff Report be amended to extend the same development rights to the adjacent property owner, the Toronto Public Library, so that it mirrors the same as granted to the Applicant's site throughout their common property-line.**

Respectfully  
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